

Statement of Intent & Project Description Summary:

General Plan/Area Plan/Zoning Map Amendment application proposes to change the designation of a portion of APN #013-050-0590, and entire 7.02-acre parcel of APN #013-050-0600. The properties are located at 4987 Brown Bear Lane (et al) in Mariposa, CA which includes the above Assessor's Parcel Numbers (APN), APN #013-050-0090 (5243 N Hwy 49), and APN #013-050-0570. The changes to increase the General Commercial Zone is needed in order to develop a 132,000 SF hotel with a conference center (Brown Bear Hotel and Yosemite Conference Center, Phase 1). During our preliminary grading design, we found the area south of the proposed building not suitable for residential development without extensive grading. The proposed commercial development will preserve the natural landscape by leaving it undeveloped (south half of parcel 13-050-0600). The proposed zone change, and design will minimize environmental impact protecting the Mariposa Creek. The housing development lost due to preserving the property topography will be added to adjacent residential development.

The proposed 132,000 SF hotel project will be built respecting the topography of the properties taking advantage of the east side views, the south side creek views, and west side Mount Bullion views creating a hotel that is "all about lifestyles-inviting the community to become a part of the property." The proposed hotel project will provide 180 rooms. A 180 room hotel project would include 126 standard rooms, 14 standard nightly suites, and 40 extended stay suites (320 beds with a mix of doubled & singles/kings & suites). The Hotel Project will include a 5000 SF Conference Center, a 1800 SF restaurant that seats 80, a 1426 SF lobby lounge that seats 40, a 575 SF fitness center, an outdoor pool, a garden area, an outdoor wedding venue, and outdoor barbecue area. The on-site Conference Center meeting venue will be designed for multiple uses. The 5000 SF Conference area will seat 250 people for banquet style dining and have high quality operable partitions allowing for flexible space and multiple breakup meeting and conference rooms. The applicant has received a letter of support (dated 11/01/2019) from YARTS supporting the project and their intention to work with the applicant to facilitate a convenient and safe bus stop at the development site.

Adjacent to the proposed project, APN #013-050-0080 and APN #013-071-0030 (5225 N Highway 49), there are plans to concurrently build 2 story workforce/residential housing units, known as Phase 2, targeting living wages single and small family households, providing 96 residential units (140 beds with a mix of 1 & 2 bedrooms). Enough housing not only for the proposed project but for the Mariposa community and Yosemite employees. These planned adjacent residential units have increased in number making up for the loss of housing units due to the commercial zone expansion (APN #013-050-0600) needed for the hotel due to property topography.

Primary access to the project is from Highway 49 North to Brown Bear Lane to the project site. The proposed project(s) properties already have access to all utilities. Two parcels (APN's #013-050-0090 & #013-050-0590) have homes and are in the MPUD district, conform to the rules and regulations of MPUD and receive services (water & sewer). The proposed project undeveloped properties have access to water and sewer.

Design Review Project Description Summary:

The hotel project (phase 1), Brown Bear Hotel and Yosemite Conference Center (4987 Brown Bear Lane et al), is adjacent to a separate residential project (phase 2). Both are within the Mariposa Town Plan Design Review Overlay (DRO) Zoning Boundaries. Within the Design Review Application (DRA), the residential project is viewed as a part of the hotel project, in terms of the physical arrangement and shared functions such as access, stormwater management system, utilities, etc. therefore, requiring a DR for design elevations and aesthetics.

The proposed 132,000 SF hotel project (see Residential Development Site Plan Option #3) will be built respecting the topography of the properties taking advantage of the east side views, the south side creek views, and west side Mount Bullion views creating a hotel that is “all about lifestyles-inviting the community to become a part of the property.” The proposed hotel project will provide 180 rooms. A 180 room hotel project would include 126 standard rooms, 14 standard nightly suites, and 40 extended stay suites (320 beds with a mix of doubled & singles/kings & suites). The Hotel Project will include a 5000 SF Conference Center, a 1800 SF restaurant that seats 80, a 1426 SF lobby lounge that seats 40, a 575 SF fitness center, an outdoor pool, a garden area, an outdoor wedding venue, and outdoor barbecue area. The on-site Conference Center meeting venue will be designed for multiple uses. The 5000 SF Conference area will seat 250 people for banquet style dining and have high quality operable partitions allowing for flexible space and multiple breakup meeting and conference rooms. The applicant has received a letter of support (dated 11/01/1019) from YARTS supporting the project and their intention to work with the applicant to facilitate a convenient and safe bus stop at the development site.

Adjacent to the proposed project, APN #013-050-0080 and APN #013-071-0030 (5225 N Highway 49), there are plans to concurrently build workforce/residential housing units, known as Phase 2, targeting living wages single and small family households, providing 96 residential units (approximately 140 beds with a mix of 1 & 2 bedrooms). Design architectural details to come in the future. Enclosed are three “most like layouts” options for proposed residential site (see Residential Site Plan’s Option 1, Option 2 & Option 3). The building size is based on a one bedroom unit size of 22’x26’ requiring 162 parking spaces (to support 108 1 bed units). Shown are 166 parking spaces excluding ADA parking stalls and EV charging stations. If some of the units are 2-bed units, we understand more parking stalls will be needed. If micro. units are proposed we will need to make adjustments to the number of parking stalls. Both residential and hotel parking lots will be landscaped to Mariposa County standards.

Both, Phase 1 and Phase 2 will conform to existing topography and preserve prominent and unique natural features such as the Mariposa Creek, vegetation, and rock formations. They will take advantage of the Mariposa Creek’s open space amenity and make use of it as a flood control feature and recreational asset. The proposed hotel development will preserve the natural landscape by leaving it undeveloped (south half of parcel 13-050-0600). The PZA and DRA will minimize environmental impact protecting the Mariposa Creek.

Primary access to the project is from Highway 49 North to Brown Bear Lane to the project site. The proposed project(s) properties already have access to all utilities. Two parcels (APN’s #013-050-0090 & #013-050-0590) have homes and are in the MPUD district, conform to the rules and regulations of MPUD and receive services (water & sewer). The proposed project undeveloped properties have access to water and sewer.